



Johnston, Charles

From: Archie Stewart [Redacted]
Sent: 03 March 2014 14:16
To: localplan
Subject: Local Development Plan Review Ednam

Dear Sir

Local Development Plan Review

Ednam

We are writing to object to the omission of site AEDNA008 (NE of War memorial up Cliftonhill road) from the Local Development Plan.

This site is positioned well to ensure that Ednam develops in an organic and balanced manner. The site is sunny south facing and free from risk of flooding. The site would be available for mixed housing, including affordable housing, to ensure that Ednam retains a mix of ages and remains affordable for locals.

There is a gas pipe that runs to the north east of the site that would act as a barrier to coalescence with Cliftonhill cottages, planting would also be carried out along the boundary with the gas pipe to give an edge to any development.

New plots at Cliftonhill will have planting and landscaping to the south west that will also act as a barrier.

This site has been looked at in previous local plans and in the local plan review of 2007 the reporter noted , *" I conclude that there is a case for earmarking the east side of Ednam, which includes RE2, for longer term expansion beyond the local plan period. I note that there is no area of Ednam identified for longer term expansion or protection, whilst indicative designations have been made for many other settlements in North Roxburgh, including ones of comparable or lesser size. I note that Ednam has an existing Post Office and Primary school with a reasonably strong but declining school roll so the aim of sustaining viability of such village services and facilities in this village should be an on-going concern of the Council. Accordingly, I conclude that there is justification for amending the wording of the Ednam section of the finalised plan under the heading of Areas for Longer Term Expansion and Protection"*

What the reporter states is till true today apart from the fact that the Post Office has closed. The school still need support as does the Church and Village hall. Restricting the allocation of land around Ednam runs counter to the Councils claims that it has a generous supply of land and that it is looking after the sustainability and viability of villages.

One of the main barriers to development of this site has been the fact that the site AEDNA002 allocated in the last local plan and also in this has not been developed although there has been time to do so. Land banking of sites such as this holds up village development and makes homes in villages increasingly unaffordable to local young people. Land banking skews figures for available housing land and such sites should be removed from the local plan and other allocations made to compensate for sites that are not being brought forward for development.

Site AEDNS002 has no allocation for affordable housing, any commuted payment for affordable housing would most likely not be spent in Ednam.

The allocated site also allows only a very small area for expansion of the cemetery.

Proposal

To allow for the sustainable development and future viability of Ednam and to ensure a generous and affordable housing supply in the Kelso area, site AEDNA0008 should be identified as the area for expansion of Ednam and allocated for mixed housing the in the plan in addition to or in place of AEDNA002.
Regards

Archie Stewart

on behalf of
Mr AC Stewart
Mrs MS Stewart

3 March 2014

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